

1 BILL NO. R-85-08-08

2 DECLARATORY RESOLUTION NO. R-9685

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 August 6, 1985, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 Lot "B" in the Plat of Merchandise
12 Place Addition to the City of Fort
Wayne, Indiana, as recorded in Plat
13 Book 29, pages 146-148, on file in the
office of the Recorder of Allen County,
14 Indiana, EXCEPT that part hereof con-
taining 41,448 square feet, more or
15 less, as described in the conveyance
thereof by Schlatter Hardware, Inc.
16 to State Farm Mutual Automobile In-
surance Company by deed dated April 15,
17 1977, recorded in the office of the
Recorder of Allen County, State of Indiana,
18 on April 26, 1977, as Instrument K 1861;

19 said property more commonly known as 710 Ley Road, Fort Wayne,
20 Indiana 46825;

21 WHEREAS, it appears that said petition should be pro-
22 cessed to final determination in accordance with the provisions
23 of said Division 6.

24 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
25 OF THE CITY OF FORT WAYNE, INDIANA:

26 SECTION 1. That, subject to the requirements of Section
27 4, below, the property hereinabove described is hereby designated
28 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
29 12.1. Said designation shall begin upon the effective date of
30 the Confirming Resolution referred to in Section 3 of this Resolu-
31 tion and shall continue for one (1) year thereafter. Said desig-
32 nation shall terminate at the end of that one-year period.

1 Page Two

2 SECTION 2. That upon adoption of this Resolution:

3 (a) Said Resolution shall be filed with the Allen
4 County Assessor;

5 (b) Said Resolution shall be referred to the Committee
6 on Finance and shall also be referred to the De-
7 partment of Economic Development requesting a re-
8 commendation from said department concerning the
9 advisability of designating the above designated
10 area an "Economic Revitalization Area";

11 (c) Common Council shall publish notice in accordance
12 with I.C. 5-3-1 of the adoption and substance of
13 this Resolution and setting this designation as an
14 "Economic Revitalization Area" for public hearing;

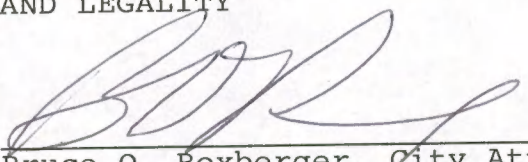
15 (d) If this Resolution involves an area that has al-
16 ready been designated an allocation area under
17 I.C. 36-7-14-39, then the Resolution shall be re-
18 ferred to the Fort Wayne Redevelopment Commission
19 and said designation as an "Economic Revitalization
20 Area" shall not be finally approved unless said
21 Commission adopts a resolution approving the peti-
22 tion.

23 SECTION 3. That this Resolution shall be subject to
24 being confirmed, modified and confirmed or rescinded after public
25 hearing and receipt by Common Council of the above described re-
26 commendations and resolution, if applicable.

27 SECTION 4. That this Resolution shall be in full force
28 and effect from and after its passage and any and all necessary
29 approval by the Mayor.

30 
31 Councilmember

32 APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19 _____, at _____ o'clock _____ .M., E.S.T.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eisbart, seconded by Stier, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>2</u>	_____	_____	<u>2</u>	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	_____	_____	_____	<u>✓</u>	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	_____	_____	_____	<u>✓</u>	_____

DATE: 8-13-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. 96-85

on the 13th day of August, 19 85,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th day of August, 19 85, at the hour of 11:00 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 15th day of August, 19 85, at the hour of 12:30 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant ALL-PHASE REAL ESTATE COMPANY
2. Owner(s) JOHN M. WILLIAMSON and JOAN M. WILLIAMSON
3. Address of Owner(s) 136 Club Course Drive
Hilton Head, South Carolina 29928
4. Telephone Number of Owner(s): (803) 671-4837
5. Relationship of Applicant to Owner(s) if any Applicant is purchasing from Owner; there is no other relationship.
6. Address of Applicant* 875 Riverview Drive
Benton Harbor, Michigan 49022
7. Telephone number of Applicant: (616) 983-0103
8. Address of Property Seeking Designation 710 Ley Road,
Fort Wayne, Indiana
9. Legal Description of Property Proposed for Designation (may be attached) See Attached.
10. Township WASHINGTON
11. Taxing District City of Fort Wayne

*Name, address and telephone number of contact person is:
Patrick J. Kinney, P.O. Box 24, Law & Title Building,
811 Ship Street, St. Joseph, Michigan 49085
Telephone (616) 983-0103.

12. Current Zoning M-2
13. Variance Granted (if any) None required.
14. Current Use of Property
- a. How is property presently used? Property is vacant land and is presently not being used.
- b. What Structure(s) (if any) are on the property? None.
- cm. What is the condition of this structure/these structures N/A
15. Current Assessed Value of Real Estate
- a. Land \$11,100.00
- b. Improvements None
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$865.18
17. Description of Proposed Improvements to the Real Estate
- Construction of an approximate 18,000 square foot steel and masonry building for use by All-Phase Electric Supply Co. as a warehouse and sales distribution facility.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- Fall of 1985 or Spring of 1986.
- b. When is completion expected? January or August of 1986, depending upon the starting date.
19. Cost of Project (not including land costs) \$400,000.00

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? 26

b. What is the nature of those jobs? Sales, purchasing, warehousing, delivery, computer operators and general office workers.

c. Anticipated time frame for reaching employment level stated above?

22 immediately upon completion and 26 within three years.

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.)

No additional required.

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The entire City of Fort Wayne has experienced an economic down turn which has impaired normal commercial development.

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-
23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____

Increased payroll in the community. Better services to existing and new commerce and industry in fulfilling their electrical supply needs through more extensive inventories sold at competitive prices. Additions to tax base with minimal required city services.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.
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-

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes _____

No X

26. Financing on Project

What is the status of financing connected with this project? Applicant is in the process of obtaining a

commitment from an existing bank where it has a line of credit (either American Fletcher in Indianapolis or

National Bank of Detroit) to purchase bonds issued by the Economic Development Commission to finance the

project. A local Fort Wayne bank has also expressed an interest in buying such bonds. The cost of the project

not provided for by the sale of bonds will be paid for by Applicant using existing unsecured lines of credit or excess cash generated from the rents from Applicant's other buildings.

I hereby certify that the information and representation on this Application are true and complete.

X John M. Williamson
Signature (s) of Owners
JOHN M. WILLIAMSON

8-1-85
Date

X Joan M. Williamson
JOAN M. WILLIAMSON

8-1-85

ALL-PHASE REAL ESTATE COMPANY,
Applicant

8-2-85

By: Patrick J. Kinney
Patrick J. Kinney, Partner

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Approved or Denied?

Date:

Allocation Area:

EXHIBIT 1

Legal Description

The legal description for the land being acquired and on which the building will be built is as follows:

Lot "B" in the Plat of Merchandise Place Addition to the City of Fort Wayne, Indiana, as recorded in Plat Book 29, pages 146-148, on file in the office of the Recorder of Allen County, Indiana, EXCEPT that part thereof containing 41,448 square feet, more or less, as described in the conveyance thereof by Schlatter Hardware, Inc. to State Farm Mutual Automobile Insurance Company by deed dated April 15, 1977, recorded in the office of the Recorder of Allen County, State of Indiana, on April 26, 1977, as Instrument K 1861.

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution Q-85-08-08

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic
Revitalization Area" under I.D. 6-1.1.-12.1. (710 Ley Road; All Phase
Real Estate Company)

EFFECT OF PASSAGE A building will be constructed on property that is presently
vacant of approximately 18,000 square foot steel and masonry for use by
All-Phase Electric Supply Co. as a warehouse and sale distribution facility
Approximately 26 jobs will be needed.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$400,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-85-08-08

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (~~ORDINANCE~~)X (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)
(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

NO

BEN A. EISBART
CHAIRMAN

JANET G. BRADBURY
VICE CHAIRWOMAN

SAMUEL J. TALARICO

THOMAS C. HENRY

JAMES S. STIER

CONCURRED IN 8-13-85

SANDRA E. KENNEDY
CITY CLERK